



819 Fernie Court Kamloops British Columbia

South Kamloops

\$1,399,000



Here is your nearly 5100 sqft home with a studio suite right in the heart of Kamloops. A stones throw from TRU, this 2011 custom build has quality meeting convenience in the highly sought after neighborhood of Guerin Creek. This is not your average 5 beds, 5 bath home. The MAIN FLOOR offers 22ft vaulted ceiling over the living room + electronic blinds. Custom kitchen w/quarts countertop, walk-in pantry and huge quartz island. Oversized master bed on the main, w/ full ensuite & walk-in closet. Finishing off this level is your laundry, 1/2 bath, and bright home office w/custom cabinetry and shutters. UPSTAIRS includes 1 bath, 3 large beds all boasting walk-in closets w/ built-ins, as well as huge 4th room, perfect for a games room or 2nd Master with dream closet potential! DOWNSTAIRS: theatre, gym, 2 storage rooms, & 1 bath. Plus tenant's entrance to the 1 bed/1 bath studio suite with W&D. Combi Boiler for hydronic in-floor heating in entry, office, kitchen, laundry & polished concrete basement floors - w/ in-suite control. Radiant heat in ensuite & upstairs bath + under cabinet lighting. Surround sound throughout the home. The backyard patio is finished w/ stamped concrete pads, gas hook up for BBQ, surround sound & raised garden beds + a block engineered retaining wall. The 24x26x garage has floor to ceiling storage, w/ room out front to park an RV. The tile roof has a life...



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